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Contract

SPS 2717 - Housing Adaptations Works (Internal and External)

Royal Borough of Greenwich

F03: Contract award notice

Notice identifier: 2025/S 000-038147

Procurement identifier (OCID): ocids-h6vhtk-044e62

Published 8 July 2025, 11:03am

Section I: Contracting authority

I.1) Name and addresses

Royal Borough of Greenwich

3rd Floor, The Woolwich Centre, 35 Wellington Street, Woolwich

London

SE18 6HQ

Contact

RBG Procurement Team

Email

procurement@royalgreenwich.gov.uk

Country

United Kingdom

Region code

UKI51 - Bexley and Greenwich

Internet address(es)

Main address

<https://www.royalgreenwich.gov.uk/>

Buyer's address

<https://www.royalgreenwich.gov.uk/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

SPS 2717 - Housing Adaptations Works (Internal and External)

Reference number

DN716987

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

To undertake internal and external adaptation works in Council properties for disabled tenants across the borough.

The works comprise two (2) lots as follows:

Lot 1 - Internal Adaptations (predominantly but not limited to) covering shower over bath; bathroom to wet room conversion; combining WC/bathroom into a wet room; constructing new WC, constructing new bathroom, constructing new wet room, constructing new combined WC/bathroom, constructing new combined WC/wet room; providing wash/dry WC; minor adaptation to existing kitchen; complete kitchen renewal; reconfiguring internal arrangements; forming doorways; widening doorways; new windows; new entrance doors, new patio doors; garage conversions; internal & external drainage; connections to external drainage; electrical; plumbing & drainage services and decorating.

Lot 2 - External Adaptations (predominantly but not limited to) covering groundworks; rubbish clearance; demolition of small structures; landscaping; taking down and removing sheds/greenhouses; concreting; removing / amending / constructing pathways; constructing vehicle hard standing; paving; brickwork; demolishing/building brick retaining walls; removing/modifying/installing fencing & gates; forming ramps/steps; modular ramps/steps; forming doorways & windows; widening/adjusting existing doorways & windows; new windows; new entrance doors, new patio doors; garage conversions; internal & external drainage; connections to internal drainage; electrical; plumbing & drainage services; decorating; constructing porches and home extensions.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £10,000,000

II.2) Description

II.2.1) Title

Lot 1 – Internal Adaptations

Lot No

1

II.2.2) Additional CPV code(s)

- 44115800 - Building internal fittings
- 44410000 - Articles for the bathroom and kitchen

- 45210000 - Building construction work
- 45262300 - Concrete work
- 45262500 - Masonry and bricklaying work
- 45262520 - Bricklaying work
- 45262522 - Masonry work
- 45262600 - Miscellaneous special-trade construction work
- 45262620 - Supporting walls
- 45262800 - Building extension work
- 45311000 - Electrical wiring and fitting work
- 45317000 - Other electrical installation work
- 45332000 - Plumbing and drain-laying work
- 45341000 - Erection of railings
- 45342000 - Erection of fencing
- 45421100 - Installation of doors and windows and related components
- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames
- 45421112 - Installation of window frames
- 45421120 - Installation of thresholds
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors
- 45421132 - Installation of windows
- 45421141 - Installation of partitioning
- 45421151 - Installation of fitted kitchens
- 45442100 - Painting work
- 45442180 - Repainting work
- 45442190 - Paint-stripping work

- 45453000 - Overhaul and refurbishment work

II.2.3) Place of performance

NUTS codes

- UKI51 - Bexley and Greenwich

Main site or place of performance

Within the Royal Borough of Greenwich

II.2.4) Description of the procurement

The works for Lot 1 relate to Internal Adaptations (predominantly but not limited to) covering shower over bath; bathroom to wet room conversion; combining WC/bathroom into a wet room; constructing new WC, constructing new bathroom, constructing new wet room, constructing new combined WC/bathroom, constructing new combined WC/wet room; providing wash/dry WC; minor adaptation to existing kitchen; complete kitchen renewal; reconfiguring internal arrangements; forming doorways; widening doorways; new windows; new entrance doors, new patio doors; garage conversions; internal & external drainage; connections to external drainage; electrical; plumbing & drainage services and decorating.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50%

Price - Weighting: 50%

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Lot 2 – External Adaptations

Lot No

2

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45262300 - Concrete work
- 45262500 - Masonry and bricklaying work
- 45262520 - Bricklaying work
- 45262522 - Masonry work
- 45262600 - Miscellaneous special-trade construction work
- 45262620 - Supporting walls
- 45262800 - Building extension work
- 45332000 - Plumbing and drain-laying work
- 45341000 - Erection of railings
- 45342000 - Erection of fencing
- 45421100 - Installation of doors and windows and related components
- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames
- 45421112 - Installation of window frames
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors
- 45421132 - Installation of windows
- 45442100 - Painting work
- 45442180 - Repainting work
- 45442190 - Paint-stripping work

II.2.3) Place of performance

NUTS codes

- UKI51 - Bexley and Greenwich

Main site or place of performance

Within the Royal Borough of Greenwich

II.2.4) Description of the procurement

The works for Lot 2 relate to External Adaptations (predominantly but not limited to) – groundworks; rubbish clearance; demolition of small structures; landscaping; taking down and removing sheds/greenhouses; concreting; removing / amending / constructing pathways; constructing vehicle hard standing; paving; brickwork; demolishing/building brick retaining walls; removing/modifying/installing fencing & gates; forming ramps/steps; modular ramps/steps; forming doorways & windows; widening/adjusting existing doorways & windows; new windows; new entrance doors, new patio doors; garage conversions; internal & external drainage; connections to internal drainage; electrical; plumbing & drainage services; decorating; constructing porches and home extensions.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50%

Price - Weighting: 50%

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-010351](#)

Section V. Award of contract

Contract No

SPS 2717

Lot No

1

Title

Lot 1 – Internal Adaptations

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 June 2025

V.2.2) Information about tenders

Number of tenders received: 8

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Effectable Construction Services Limited

Glasgow Stud, Burnt Farm Ride,

Enfield

EN2 9DY

Email

info@effectable.co.uk

Country

United Kingdom

NUTS code

- UKI54 - Enfield

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Advanced Building & Maintenance Services Ltd

Unit 9, Thurrock Commercial Centre, Juliette Way

Purfleet

RM15 4YA

Email

enquiries@advancedbuilding.london

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £9,000,000

Total value of the contract/lot: £9,000,000

Section V. Award of contract

Contract No

SPS 2717

Lot No

2

Title

Lot 2 – External Adaptations

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 June 2025

V.2.2) Information about tenders

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Saltash Enterprises Limited

110-116 Ormside Street

London

SE15 1TF

Country

United Kingdom

NUTS code

- UKI44 - Lewisham and Southwark

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £1,000,000

Total value of the contract/lot: £1,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The High Court

Royal Courts of Justice

The Strand, London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Royal Borough of Greenwich

3rd Floor, The Woolwich Centre, 35 Wellington Street

Woolwich

SE18 6HQ

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Refer to Chapter 6 of The Public Contracts Regulations 2015.

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom